



Flat 6 Flyford Arms, Old Hill

Flyford Flavell, Worcester, WR7 4DA

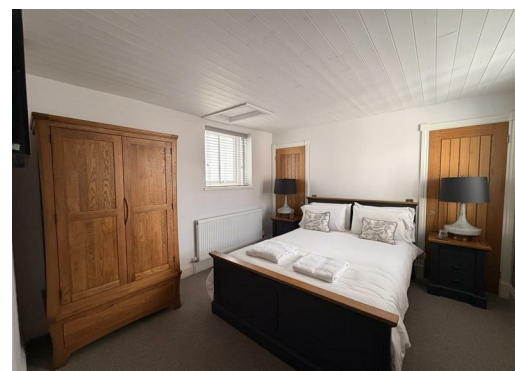
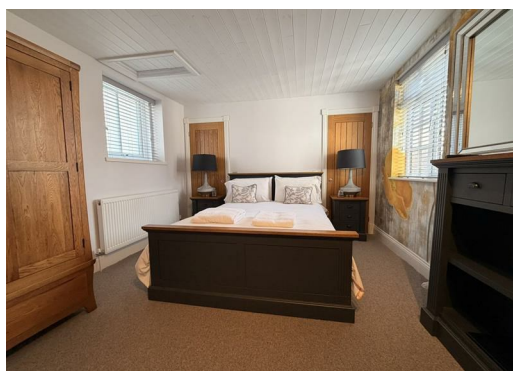
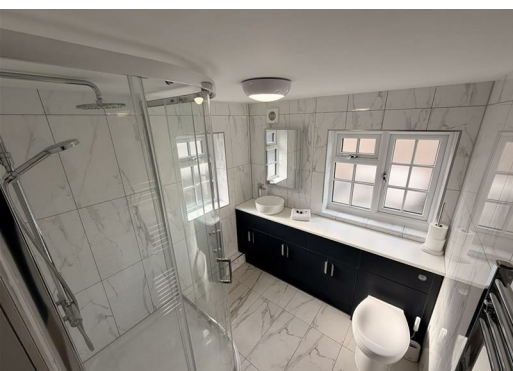
£1,000



****Utility Bills * Council Tax Included**** A well presented one bedroom apartment in a great village setting. The property is situated above 'TOAST' at the Flyford. The property shares a communal entrance to the front, having it's own front door leading to; Lounge with windows to side elevation providing natural light, door leading to the newly fitted Kitchen - Is being fitted week commencing 10.11.25. Shower Room having walk in shower benefiting x2 shower head one being a 'Rain fall shower head', basin and low level WC. One fully furnished Double Bedroom. Parking within the public carpark. Viewing Arrangements Strictly Via Agent. Property will be available for let before Christmas 2025.

A Holding Deposit of £230 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Lamberts is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.

All tenancies start with an initial 6 month fixed term, unless agreed by negotiation.
COUNCIL TAX BAND: Band A (Correct at the time of marketing commencement)
EPC RATING: D (Correct at the time of marketing commencement).





Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.